

136.0

0003

0005.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,098,900 / 1,098,900

USE VALUE:

1,098,900 / 1,098,900

ASSESSED:

1,098,900 / 1,098,900



PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HARWARD VERNON JUDSON-ETAL	
Owner 2: DOMURAD MELODIE R	
Owner 3:	

Street 1: 74 KENSINGTON PARK

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,194 Sq. Ft. of land mainly classified as

One Family with a Colonial Building built about 1928, having

primarily Wood Shingle Exterior and 2999 Square Feet, with 1

Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9194		Sq. Ft.	Site		0	90.	0.76	10									626,238						626,200	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										87346
										GIS Ref
										GIS Ref
										Insp Date
										08/29/17

PREVIOUS ASSESSMENT										Parcel ID	136.0-0003-0005.A	PRINT
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Date
2020	101	FV	467,500	5100	9,194.	626,200	1,098,800	1,098,800	Year End Roll	12/18/2019		
2019	101	FV	350,800	5100	9,194.	661,000	1,016,900	1,016,900	Year End Roll	1/3/2019		
2018	101	FV	349,600	5100	9,194.	487,100	841,800	841,800	Year End Roll	12/20/2017		
2017	101	FV	349,600	5100	9,194.	466,200	820,900	820,900	Year End Roll	1/3/2017		
2016	101	FV	349,600	5100	9,194.	431,400	786,100	786,100	Year End	1/4/2016		
2015	101	FV	340,900	5100	9,194.	361,800	707,800	707,800	Year End Roll	12/11/2014		
2014	101	FV	340,900	5100	9,194.	353,500	699,500	699,500	Year End Roll	12/16/2013		
2013	101	FV	340,900	5100	9,194.	336,800	682,800	682,800		12/13/2012		

SALES INFORMATION										TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
	20145-295		10/1/1989		326,500	No	No	Y								

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
10/19/2015	1589	Solar Pa	2,500						8/29/2017	Meas/Inspect	HS	Hanne S			
10/5/2005	929	Siding	80,000			G7	GR FY07		11/2/2008	Meas/Inspect	163	PATRIOT			
6/19/2000	497	Addition	45,000	O				KITCHEN ADDITION-R	5/3/2006	External Ins	BR	B Rossignol			
									12/18/1999	Inspected	263	PATRIOT			
									11/29/1999	Mailer Sent					
									11/5/1999	Measured	266	PATRIOT			
									1/1/1992		PM	Peter M			

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																			
Type: 6	- Colonial			Full Bath: 1	Rating: Average			STAIRS TO UAT. RADIANT HEAT IN KITCHEN..																							
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:																										
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																										
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																										
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																										
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:																										
Sec Wall: 1	%			OthrFix: 1	Rating:																										
Roof Struct: 2	- Hip			RESIDENTIAL GRID																											
Roof Cover: 1	- Asphalt Shgl			OTHER FEATURES																											
Color: BLUE				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1			# Units: 1																			
View / Desir:				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O											
GENERAL INFORMATION				Fpl: 1	Rating: Good			Other																							
Grade: C+ - Average (+)				WSFlue: 1	Rating:			Upper																							
Year Blt: 1928	Eff Yr Blt:			CONDOS INFORMATION								Lvl 2																			
Alt LUC:	Alt %:			DEPRECIATION								Lvl 1																			
Jurisdct: G4	Fact: .			REMODELING								Lower																			
Const Mod:				RES BREAKDOWN								Totals	RMS: 8	BRs: 4	Baths: 1	HB: 1															
Lump Sum Adj:				COMPARABLE SALES								Exterior:				No Unit	RMS	BRs	FL												
INTERIOR INFORMATION				CALC SUMMARY								Interior:	1	8	4																
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%	Additions: 2000					Kitchen:																			
Prim Int Wall: 2	- Plaster			Functional:								Baths:																			
Sec Int Wall: 1	%			Economic:								Plumbing:																			
Partition: T	- Typical			Special:								Electric:																			
Prim Floors: 3	- Hardwood			Override:								Heating:																			
Sec Floors: 1	%			Total: 18.6							General:																				
Bsmnt Flr: 14	- Asphalt Tile			COMPARABLE SALES								Totals				1	8	4													
Subfloor:				Basic \$ / SQ: 125.00				Rate	Parcel ID	Typ	Date	Sale Price																			
Bsmnt Gar: 1				Size Adj.: 1.06600630																											
Electric: 3	- Typical			Const Adj.: 1.00989902																											
Insulation: 2	- Typical			Adj \$ / SQ: 134.570																											
Int vs Ext: S				Other Features: 102781																											
Heat Fuel: 2	- Gas			Grade Factor: 1.10																											
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																											
# Heat Sys: 2				NBHD Mod: 1																											
% Heated: 100				LUC Factor: 1.00																											
Solar HW: Yes	Central Vac: NO			Adj Total: 574436																											
% Com Wall	% Sprinkled:			Depreciation: 106845																											
MOBILE HOME				Depreciated Total: 467591																											
SPEC FEATURES/YARD ITEMS				PARCEL ID								136.0-0003-0005.A																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value														
3	Garage	D	Y	1	20X20	A	AV	1950	21.25	T	40	101			5,100		5,100														
More: N	Total Yard Items:	5,100		Total Special Features:			Total:	5,100		IMAGE																					
AssessPro Patriot Properties, Inc																															